



# **Planning Board**

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

The attached documentation is a highlight of what is on this agenda. Please note there are additional documents that can be viewed in the Planning Board Office.

# Agenda

# Town of Seekonk, MA Planning Board

08/09/16

7:00 PM

Seekonk Town Hall  
100 Peck Street  
BOS Meeting Room

## Type of meeting:

Planning Board Regular Meeting

**Agenda topics** – More information on each item can be found on our website – [www.seekonk-ma.gov](http://www.seekonk-ma.gov) under Departments>Planning>Agenda Items

## 7:00 PM

Site plan application for proposed new construction (25' X 50' office building) at **32 Industrial Court** being AP 1, lot 158 located in a Industrial zoning district.

Consolidated Trucking  
Equipment

Request to reduce surety amount for **Stone Ridge** 11 lot definitive subdivision of AP 24, lot 625 located in an R-2 zoning district.

Outlander Development  
LLC/ Steve Najas

Request for covenant release and to reduce surety amount and form for **Caleb Estates** five lot definitive subdivision of AP 6, lots 40 and 501-504 located in an R-2 zoning district.

DeCastro Builders

Site plan application for proposed Large Scale Solar Photovoltaic Facility at **50 Woodland Avenue** being AP 35, Lot 22 located in the Industrial and solar photovoltaic overlay zoning district.

SJA Solar

Site plan application for proposed “Gentle Dental” dental office at **1201 Fall River Avenue** being AP 7 lots 90, 100, and 338 located in a highway business zoning district.

Ronald Merrit

Town Planner Monthly Report

John Aubin

Correspondence

Approval of Minutes: 7/12/16

Adjournment



**Agenda Item: 1**  
**Date: August 9, 2016**

## **Planning Board**

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**TO:** Planning Board  
**FROM:** John J. Aubin III, Town Planner  
**RE:** Site Plan Application for proposed 1250 square foot office at **32 Industrial Court** being AP 1, Lot 158 located in an Industrial Zoning District

**APPLICATION FILED:** July 28, 2016

**APPLICANT:** Consolidated Trucking Equipment Inc.

**OWNER:** 32 Industrial Court LLC

**LOCATION:** 32 Industrial Ct, AP 1, lot 158

**REQUESTED ACTION:** Site plan review to construct 1250 square foot office structure at an existing industrial facility

### **APPLICABLE ZONING BY-LAW PROVISIONS:**

- 1. Section 2.8 Site Plan Review**
- 2. Section 8 Development and Design Standards**

### **ANALYSIS:**

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-Laws** seeking to construct a 1250 square foot office building and associated site improvements for use in association with the existing industrial trucking equipment operation.

The subject parcel is comprised of 2.75 feet of land zoned Industrial. The parcel is comprised of one existing lot of record. The surrounding area is comprised of high density commercial and industrial development associated with the Route 6 corridor with some residential development along the corridor and to the South. Attached are copies of the Town's GIS aerial photos depicting the existing conditions on site and in the area. The proposed development is generally consistent with mixed nature of the surrounding development.

The applicant is proposing to construct a 1250 sq. ft. office building on the subject lot with associated site improvements on the site. A parking area is proposed to the rear

of the proposed building with 5 standard spaces and 1 HC van accessible space. The proposed landscape area/septic field will effect a reduction in the impervious surface on the site. Access to the site is provided via the existing curb cut onto Industrial Court. The proposed sewage disposal system is under review by the Health Agent and will require final approval in accordance with the Regulations of the Board of Health. The application will be reviewed by the Technical Review Committee on August 25, 2016.

The applicant has requested that the Planning Board waive the requirements for drainage analysis, landscape plan, lighting plan, and soil sedimentation control.

Should the Planning Board deem it appropriate to grant the requested site plan approval, it is respectfully requested that the Board make the follow findings of facts with regard to the proposed development based on the submitted application, supporting materials, and evidence presented by the applicant:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws**

The Office of Planning and Zoning would respectfully recommend the Planning Board consider the following conditions on any approval it may deem appropriate to grant relative to the subject application:

1. Approval of the proposed waste water treatment system by the Seekonk Board of Health;
2. Resolution of any outstanding comments generated by the staff and submission of a final plan addressing all issues generated by the staff and Planning Board reviews of the application.
3. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws**.

# Industrial Court Area



**Property Information**

**Property ID** 265/001.0-0000-0158.0  
**Location** 32 INDUSTRIAL CT  
**Owner** 32 INDUSTRIAL COURT, LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2015  
Properties updated 1/1/2015

### 32 industrial Court AP 1 lot 158



**Property Information**

**Property ID** 265/001.0-0000-0158.0  
**Location** 32 INDUSTRIAL CT  
**Owner** 32 INDUSTRIAL COURT, LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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Parcels updated 5/1/2015  
Properties updated 1/1/2015



# TOWN OF SEEKONK

# FORM D

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 5/31/16

Applicant Name: CONSOLIDATED TRUCKING EQUIPMENT INC Phone No.: 1-508-837-8272

Applicant Address: 231 RAIN ST ROXBURY MA 02769

Address of Subject Property: 32 INDUSTRIAL COURT SEEKONK MA 02771

Subject Property Plat No.: 1 Subject Property Lot No.: 158 Present Zoning: INDUSTRY

#### Checklist Form D:

- Application Form (2x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # 4107 made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by Applicant
- Certificate of Good Standing, completed and signed by Tax Collector
- The Applicant is responsible for forwarding (1) copy of Plans and Drainage-Report to Consulting Engineers (Planning office will advise who the Engineers are for the project)
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of Sec. 5.3 in the Rules & Regs. Governing subdivision of land in Seekonk.  
(5) Plans after approval
- Site Plan Received (1) copy CD or DVD
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- Landscaping Plan

JUL 29 '16 AM 11:14

Traffic study or documentation that sec. 10.6.1.20 does not apply

Architectural Plan

Received by:

Date: July 29, 2016

Time: 11:15 am

\*Signature: [Handwritten Signature]

[Handwritten Signature]  
\*Signature of Applicant

Robert DIAS  
\* Print name

231 PLAIN STREET BOSTON MA 02109  
Address of Applicant

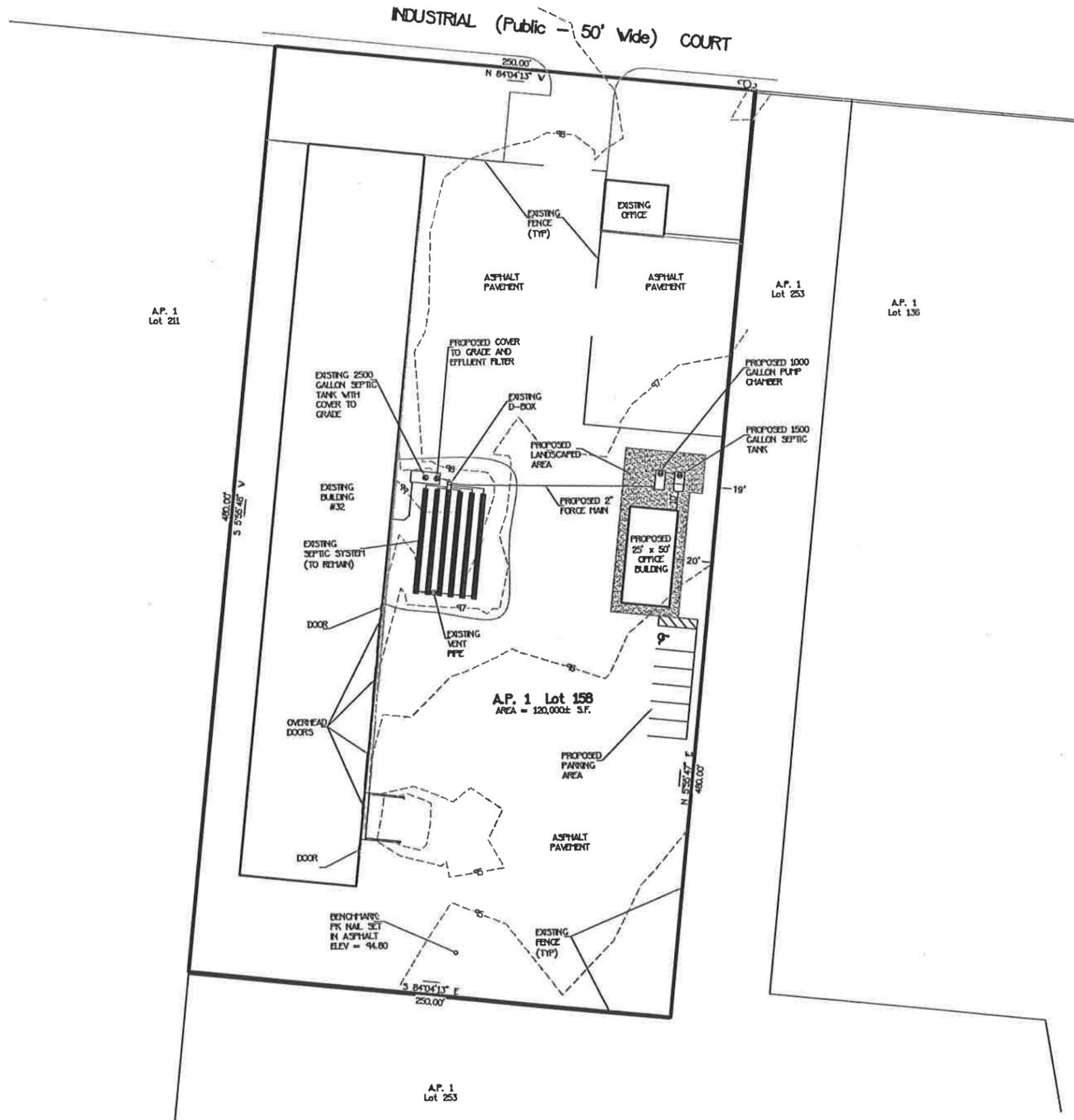
[Handwritten Signature]  
32 INDUSTRIAL COURT LLC  
\*Signature of Owner or Notarized letter (if applicable)

32 INDUSTRIAL COURT SEEKONK MA 02771  
Address of Owner

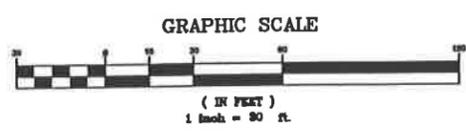
\*Please use blue pen to sign

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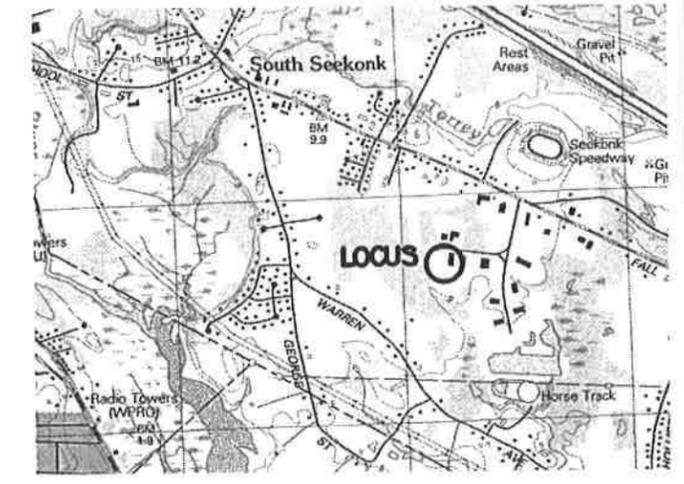
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SOL TEST PIT  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 STONE WALL



**Location (not to scale) Map**



**General Notes**

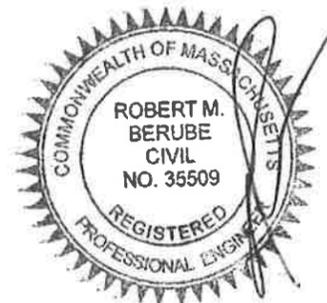
1. PARCEL SHOWN IS IDENTIFIED AS LOT 158 ON SEEKONK ASSESSORS MAP 1.
2. PARCEL SHOWN IS LOCATED IN ZONING DISTRICT "INDUSTRY".
3. OWNER OF RECORD: 32 INDUSTRIAL COURT, LLC  
32 INDUSTRIAL COURT  
SEEKONK, MASSACHUSETTS 02771
4. DEED REFERENCE: BOOK 8629, PAGE 77  
BRISTOL COUNTY REGISTRY OF DEEDS  
(NORTHERN DISTRICT)
5. PROPOSED BUILDING IS AN ACCESSORY BUILDING PERTAINING TO THE INDUSTRIAL OPERATION WITHIN THE EXISTING BUILDING #32.
6. THE EXISTING OFFICE LOCATED IN THE NORTHEASTERN PORTION OF THE PROPERTY IS A SEPARATE INDUSTRIAL OPERATION WITH ITS OWN SEPTIC SYSTEM.
7. AS SHOWN ON SHEET 2, THE EXISTING SEPTIC SYSTEM IS OVER DESIGNED FOR THE EXISTING AND PROPOSED OPERATIONS AT BUILDING #32 AND ITS PROPOSED OFFICE BUILDING. A TITLE 5 INSPECTION OF THE EXISTING SEPTIC SYSTEM WAS CONDUCTED AND APPROVED BY LAWRENCE A. ALDIN, JR. ON MARCH 29, 2016. HIS REPORT IS ON FILE WITH THE BOARD OF HEALTH.

**Requested Site Valuers**

THE EXISTING SITE CONSISTS OF BUILDINGS AND ASPHALT PAVEMENT. A PORTION OF THE EXISTING PAVEMENT IS TO BE REMOVED FOR THE CONSTRUCTION OF THE PROPOSED OFFICE BUILDING AND ITS ASSOCIATED SEPTIC SYSTEM COMPONENTS, AS SHOWN. LANDSCAPING IS PROPOSED AROUND THE PROPOSED OFFICE BUILDING AFTER CONSTRUCTION, AS SHOWN. THERE WILL BE NO INCREASE IN STORM WATER RUNOFF AFTER THE PROPOSED CONSTRUCTION.

FOR THIS REASON, IT IS HEREBY REQUESTED THAT THE DRAINAGE PLAN, REPORT AND CALCULATIONS, THE EROSION AND SEDIMENTATION CONTROL PLAN, THE LANDSCAPING PLAN, THE LIGHTING PLAN, AND THE TRAFFIC STUDY REQUIREMENTS BE WAIVED FOR THIS PROJECT.

ARCHITECTURAL PLANS FOR THE PROPOSED OFFICE BUILDING WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS.



**Site Plan**

A.P. 1 Lots 158  
 32 Industrial Court, Seekonk, Massachusetts

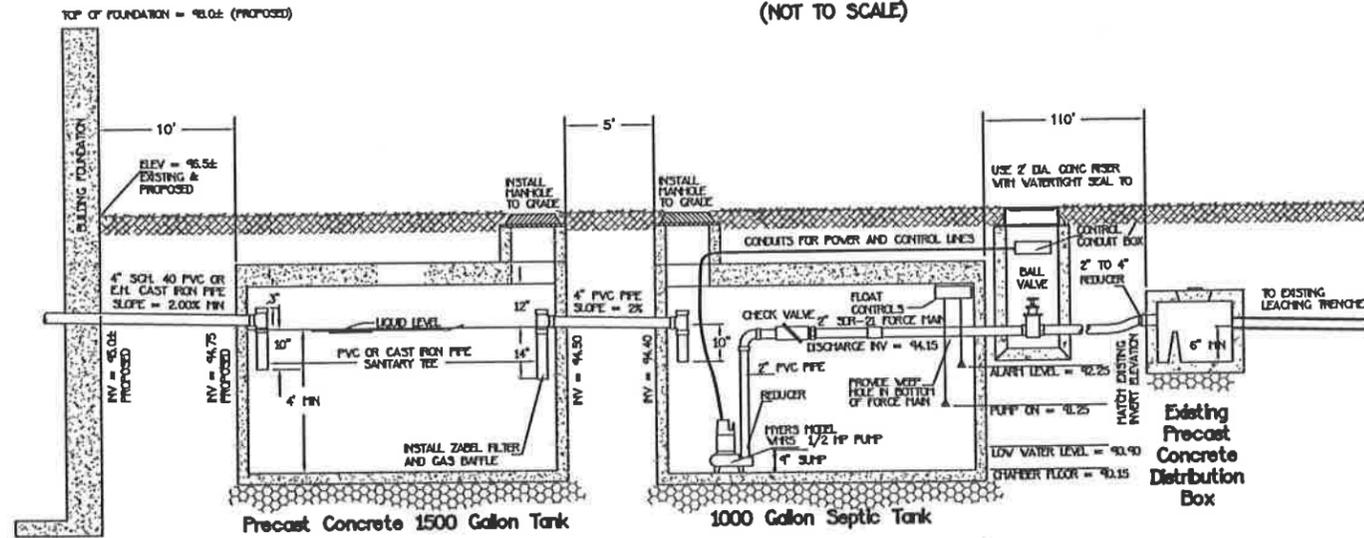
PREPARED FOR  
**Consolidated Trucking Equipment, Inc.**  
 231 Plain Street, Rehoboth, Massachusetts 02769

PREPARED BY  
**Pro-Line Engineering, Inc.**  
 Civil/Environmental Engineering & Land Surveying  
 190 GARDENERS NECK ROAD, SWANSEA, MA 02777  
 PHONE: 508/672-3137 FAX: 508/672-3307  
 EMAIL: PROLINEENG@COMCAST.NET

Date: May 29, 2016 Scale: 1" = 30'

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### Cross-Section Through Septic System (NOT TO SCALE)



NOTE: EXISTING INVERT ELEVATIONS WERE DETERMINED FROM BEST AVAILABLE DATA. EXISTING ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

NOTE: PROPOSED SEPTIC TANK AND PUMP CHAMBER TO BE INSTALLED ON MINIMUM 6" COMPACTED CRUSHED STONE BASE.

NOTE: DISCHARGE FROM A WATER TREATMENT SYSTEM (SOFTENER) IS NOT ALLOWED INTO THIS SEPTIC SYSTEM.

### Requested Septic System Variances

NO VARIANCES REQUESTED FOR THIS INSTALLATION.

### Design Data

#### Average Daily Sewage Flow (gallons)

EXISTING SEPTIC SYSTEM WAS DESIGNED FOR 1500 GALLONS PER DAY (100 EMPLOYEES @ 15 GALLONS/DAY) BY F.N. ZANO & ASSOCIATES, INC.

PROPOSED OPERATIONS ARE EXPECTED TO UTILIZE LESS THAN 25 EMPLOYEES TOTALING 375 GALLONS PER DAY (25 EMPLOYEES @ 15 GALLONS/DAY)

#### Septic Tank Sizing (gallons)

EXISTING SEPTIC TANK SIZE (FOR BUILDING #32) IS 2500 GALLONS  
PROPOSED SEPTIC TANK SIZE (FOR PROPOSED OFFICE BUILDING) IS 1500 GALLONS

#### Leaching Area Calculation

THE EXISTING LEACHING AREA IS DESIGNED FOR 2268 GALLONS/DAY IN ACCORDANCE WITH THE "SITE PLAN & DETAILS" PREPARED BY F.N. ZANO & ASSOCIATES, INC. DATED APRIL, 1990.



### Septic System Repair Plan

A.P. 1 Lot 158  
32 Industrial Court, Seekonk, Massachusetts

PREPARED FOR  
**Consolidated Trucking Equipment, Inc.**  
231 Plain Street, Rehoboth, Massachusetts 02769

PREPARED BY  
**Pro-Line Engineering, Inc.**  
Civil/Environmental Engineering & Land Surveying  
140 GARDNER'S HECK ROAD, SWANSEA, MA 02777  
PHONE: 508/672-3137 FAX: 508/672-3307  
EMAIL: PROLINEENG@COMCAST.NET

Date: May 29, 2016 Scale: As Shown



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**MEMORANDUM**

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: August 9, 2016

Re: Request to reduce surety amount for Stone Ridge 11 lot definitive subdivision of AP 24, lot 625 located in an R-2 zoning district.

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The applicant is before the Planning Board on a request to reduce the surety amount for the development and release funds being held pursuant to the “Tri-party” agreement securing public improvements for the Stone Ridge Residential subdivision. The original construction cost estimate has been reduced to ±\$358,106.00 based on the work that has been completed by the applicant and inspected and approved by the Board’s inspector. The remaining work includes the gravel bed, binder course of asphalt, top-course of asphalt application, street tree installation, final stormwater basin grading and final site prep work. Attached please find a draft release document in conformance with the executed surety agreement.

The method of surety proposed by the developer is proposed to remain as a “Tri-party” agreement with no change as to form of the surety. The instant request was reviewed by the Technical Review committee on July 29, 2016 and no objection was offered by the Committee. This office has no objection to the request surety reduction/ fund release.



# TOWN OF SEEKONK PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

## CERTIFICATE OF PERFORMANCE (Partial Covenant Release)

Date: 8/2/16 Applicant Name: Outlander Development

Phone No.: 401-440-0095 Address: 78 Union Street, Bristol, RI 02809

Plat No.: 24 Lot No.: 625 Present Zoning: R-2

Subdivision Name: Stone Ridge

- Original Covenant Form - Attached below  
Please note: Only Planning Board signature must be notarized.
- Application ck# \_\_\_\_\_  
Please note: \$125 application fee payable to the Town of Seekonk
- Construction Cost Estimate - For establishing covenant agreements and covenant releases; completed by the Applicant, reviewed by inspecting engineer, and approved by the Planning Board

InSite Engineering Services  
Construction Cost Estimate  
Page 1

2-Aug-16			INSITE ENGINEERING LLC		
Stoneridge Estates Construction Cost Estimate Worksheet (for use with Form J - Guaranty Price Estimate)					
		<b>UNIT OF</b>			
<b>DESCRIPTION-ROADWAY</b>	<b>QUANTITY</b>	<b>MEASUREMENT</b>	<b>UNIT COST</b>	<b>TOTAL</b>	
<b>SITE PREP</b>					
Mobilization	0	LS	\$3,000	\$0	
Erosion Control and Maintenance	0	LF	\$10.00	\$0	
Construction Entrance	0	EA	\$1,500	\$0	
Stump Removal	0	EA	\$250	\$0	
Dumpster	2	EA	\$500	\$1,000	
Engineering Layout	0.5	LS	\$7,500	\$3,750	
					\$4,750
<b>EXCAVATION</b>					
<b>SITE GRADING</b>					
Strip Loam (in ROW)	0	CY	\$3.00	\$0	
Strip Loam (in ponds and swales)	0	CY	\$3.00	\$0	
Site Cut - Fill (cut at ROW)	0	CY	\$5.50	\$0	
Site Cut - Fill (cut at DRN. Pond)	0	CY	\$5.50	\$0	
Site Cut - Fill (cut at DRN. Swale)	0	CY	\$5.50	\$0	
Site Cut - Fill (fill at ROW)	250	CY	\$5.50	\$1,375	
Site Cut - Rock( cut in ROW)	0	CY	\$100.00	\$0	
					\$1,375
<b>ASPHALT</b>					
Asphalt - 3.5"	3150	SY	\$19.60	\$61,740	
Gravel Base - 14"	975	CY	\$30	\$29,250	
BCC	1750	LF	\$7	\$12,250	
					\$103,240
<b>DRAINAGE</b>					
3" - 6" Diam. Rip Rap	15	CY	\$20	\$300	
					\$300
<b>WATER</b>					
8" CLDI	1145	LF	\$60	\$68,700	
8" GV	5	EA	\$1,300	\$6,500	
8" X 8" X 8" TEE	3	EA	\$1,600	\$4,800	
1" Water Services	11	EA	\$500	\$5,500	
Hydrant Assembly	3	EA	\$3,500	\$10,500	
					\$96,000
<b>UTILITIES</b>					
Utility Trench and Backfill for Conduit	1050	LF	\$6	\$6,300	
Utility Trench Sand	1200	CY	\$12	\$14,400	
Electric Cost	900	LF	\$5	\$4,500	
Warning Tape	15	EA	\$50	\$750	
Alarm Box	1	EA	\$7,500	\$7,500	
					\$33,450
<b>FINAL SITE PREP</b>					
Trees	22	EA	\$450	\$9,900	
Re-Spread Loam (Pond and Swales)	350	CY	\$3	\$1,050	
Re-Spread Loam (ROW)	210	CY	\$3	\$630	

InSite Engineering Services

Construction Cost Estimate

Page 2

Hydroseed - (ROW, pond,swales)	1	DAY	\$1,500	\$1,500		
Signs	4	EA	\$100	\$400		
As-built	1	LS	\$10,000	\$10,000		
Miscellaneous Work/Cleanup	1	LS	\$4,000	\$4,000		
Street Monuments	19	EA	\$300	\$5,700		
T.M. Acceptance	1	LS	\$3,000	\$3,000		
						\$36,180
<b>INSPECTIONS</b>						
Engineer	1	LS	\$12,000	\$12,000		
Drainage Inspection	1	EA	\$1,500	\$1,500		
						\$13,500
<b>Road Bond</b>						
Newman Ave Road Bond	1	EA	\$5,000	\$5,000		
						\$5,000
<b>TOTAL</b>						
				\$288,795		
10% Contingencies						
				\$28,880		
Construction Management (10%)						
				\$28,880		
Maintenance (2%)						
				\$5,776		
<b>SUBTOTAL</b>						
				\$352,330		
Inflation (6%)						
				\$21,140		
<b>TOTAL GUARANTY</b>						
				\$358,106		

PLANNING BOARD  
TOWN OF SEEKONK, MA  
AUTHORIZATION FOR RELEASE OF FUNDS

TO: Bristol Count Savings Bank  
35 Broadway, Taunton, MA

FR: Town of Seekonk, MA Planning Board:

Re: Tri-Party Agreement dated December 22, 2015 (the "Agreement") among Outland Development, LLC ("Developer"), the Town of Seekonk acting by its Planning Board ("the Board") and Bristol County Savings Bank ("Bank")

Subdivision: Stone Ridge

Dear Sir/Madam:

Pursuant to Section 2 of the Agreement, you are hereby authorized to disburse \_\_\_\_\_ (\$ \_\_\_\_\_) for work completed within Stone Ridge Subdivision, as shown on the approved definitive subdivision plan set dated December 8, 2015 and as approved and conditioned per the October 20, 2015 decision of the Seekonk Planning Board as of this \_\_\_\_\_ day of August, 2016

Town of Seekonk  
Planning Board  
By Its Clerk

\_\_\_\_\_  
Ronald Bennett



PLANNING BOARD  
TOWN OF SEEKONK, MASSACHUSETTS

DATE December 22, 2015

SUBDIVISION NAME: "STONE RIDGE"

FORM G-1  
TRI-PARTY AGREEMENT  
TO BOND CONSTRUCTION OF WAYS AND THE  
INSTALLATION OF MUNICIPAL SERVICES

AGREEMENT made this 22nd day of December, 2015 between Outlander Development, LLC, a Massachusetts limited liability company with offices at 78 Union Street, Bristol, Rhode Island (hereinafter Developer), the Town of Seekonk acting by its Planning Board of 100 Peck Street, Seekonk, Bristol County, Massachusetts (hereinafter Town), and Bristol County Savings Bank, a Massachusetts state chartered bank having its principal place of business at 35 Broadway, Taunton, Bristol County, Massachusetts (hereinafter Lender).

WHEREAS, the Developer currently has under construction a subdivision identified as "Stone Ridge" on property located on Walker Street in the Town of Seekonk, MA and further identified in Exhibit A attached hereto and incorporated herein by reference for which the Developer has entered into a Covenant with the Town to secure the construction of "Brady Lane" and "Stone Ridge Drive" and the installation of municipal services and stormwater drainage all as shown on "Definitive Subdivision Plan – Stone Ridge" all as filed and approved by the Seekonk Planning Board.

WHEREAS, said Covenant requires the Developer to post a proper bond or deposit of money, negotiated securities, Tri-Party Agreement, or the assignment of a bankbook deposit sufficient in the opinion of the Planning Board to secure performance of the construction of said Brady Lane and the installation of municipal services and stormwater drainage.

WHEREAS, the Developer has already made substantial progress in the development of said Stone Ridge subdivision, the construction of Brady Lane and Stone Ridge Drive and the installation of municipal services and stormwater drainage.

WHEREAS, the Developer's Lender has committed funds to the Developer for the development of said Stone Ridge subdivision, some of which funds can be segregated or reserved for Developer's performance under said Covenant;

The parties to this Agreement, in consideration of the mutual covenants and stipulations set out, agree as follows;

1. The Lender hereby guarantees to the Town a sum of Three Hundred Seventy Four Thousand and 0/100 Dollars (\$374,000.00) as surety for the Developer's compliance with his covenant to construct said Brady Lane and Stone Ridge Drive and to install municipal services

and stormwater drainage all in accordance with the said Plans and Profiles hereinbefore referenced to.

2. The Lender shall not disperse any portion of said surety fund without the written consent of the Town which consent, pursuant to the terms of said Covenant, shall be granted at such time as the work required by the Town has been completed and upon prior approval of the Town Engineer of the Town of Seekonk which approval shall not be unreasonably withheld.

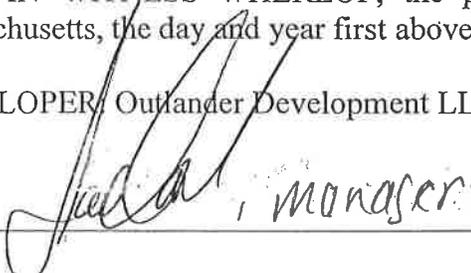
3. In the event the Developer does not complete the development of said Brady Lane and Stone Ridge Drive in or within the time stated in the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk, Massachusetts or such additional time as may be extended by the Seekonk Planning Board, for whatever reason, the Lender hereby agrees, at the direction of the Town, to release to the Town of Seekonk said surety fund to be applied to the construction of said Brady Lane and Stone Ridge Drive and the installation of municipal services and stormwater drainage all as required by the aforementioned Plans and Profiles.

4. Incorporated herein by reference and made a part of this Agreement, as if fully contained herein, is the developer's Covenant to Secure the Construction of Ways and the Installation of Municipal Services for Stone Ridge dated \_\_\_\_\_ and to be recorded in Bristol County Northern District Registry of Deeds, and Developer's Conveyance of Easements and Utilities dated \_\_\_\_\_ and to be recorded in said Registry of Deeds and Definitive Subdivision Plan – Stone Ridge to be recorded in said Registry of Deeds all as filed and approved by the Seekonk Planning Board.

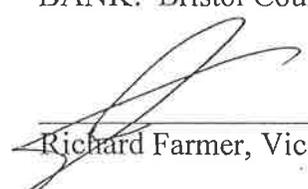
5. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by any party or agent of any party that are not contained in this written contract shall be valid or binding; this contract may not be enlarged, modified, or altered except in writing signed by all the parties and endorsed on this agreement. 6. This agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties.

IN WITNESS WHEREOF, the parties have executed this Agreement at Seekonk, Massachusetts, the day and year first above written.

DEVELOPER: Outlander Development LLC

By:  J. Monasor

BANK: Bristol County Savings Bank

  
Richard Farmer, Vice President

TOWN OF SEEKONK

By Its Planning Board:

*Neil F. Gabeler Chairman*

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## EXHIBIT A

Beginning at a stone bound at the northeasterly corner of Lot 1 (one) and running N.  $71^{\circ}55'12''$  E. bounding northerly on Walker Street seventy-seven and  $39/100$  (77.39) feet to a point; thence running N.  $70^{\circ}08'12''$  E. bounding northerly on Walker Street seventy-one and  $52/100$  (71.52) feet to the northwesterly corner of Lot 6 (six); thence running S.  $19^{\circ}51'48''$  E. bounding easterly on Lot 6 (six) one hundred seventy-nine and  $63/100$  (179.63) feet to a point; thence running N.  $63^{\circ}33'53''$  E. bounding northerly on Lot 6 (six) fifty and  $33/100$  (50.33) feet to the westerly line of Lot 10 (ten); thence running S.  $19^{\circ}51'48''$  E. bounding easterly on Lot 10 (ten) six hundred twelve and  $33/100$  (612.33) feet to the northerly line of land now or formerly of Juan N. and Arlene J. Medina; thence running S.  $80^{\circ}36'29''$  W. bounding southerly on said land now or formerly of Juan N. and Arlene J. Medina, on land now or formerly of William Frederick Cockayne and Arlene M. Cockayne; on land now or formerly of Clarence and Ernestine Bury, on land now or formerly of Howard R. and Shirley A. Cook and on land now or formerly of Robert E. and Elsie A. Gilson seven hundred and  $78/100$  (700.78) feet to the southeasterly corner of land now or formerly of Gerald D. Petter et al; thence running N.  $12^{\circ}50'01''$  W. bounding westerly on said land now or formerly of Gerald D. Petter et al four hundred fourteen and  $54/100$  (414.54) feet to the southwesterly corner of Lot 1 (one); thence running N.  $63^{\circ}33'53''$  E. bounding northerly on Lot 1 (one) four hundred thirty-six and  $15/100$  (436.15) feet to a point; thence running N.  $18^{\circ}04'48''$  W. bounding westerly on Lot 1 (one) two hundred (200) feet to the point of beginning. Contains 369,170 square feet of land or eight and  $475/1000$  acres.

All of said boundaries are determined by the Court to be located as shown on a subdivision Plan of Land in Seekonk, Massachusetts being a merger & re-subdivision of Lots 5 & 7 shown on Land Court Plan 38542-B drawn by Gilbert & Maloney, Land Surveyors, dated May 22, 1980, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which has been filed with the original certificate of title issued, and shown thereon as Lot 11 (eleven), on Subdivision Plan #38542D.

For title reference see Warranty Deed dated November 8, 1982 and filed November 18, 1982 with the Bristol North Land Registry District of the Land Court as Document No. 22257, Certificate #7284, in Book 34, Page 128.



**Planning Board**  
100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**MEMORANDUM**

To: The Planning Board

From: John J. Aubin III, Town Planner

Date: August 9, 2016

Re: Request for covenant release and to reduce surety amount and form for **Caleb Estates** five lot definitive subdivision of AP 6, lots 40 and 501-504 located in an R-2 zoning district.

---

The applicant is before the Planning Board on a request to release the covenant currently held on subdivision lot 2 (7 Logan Court), reduce the surety amount for the development based on the completed public improvements and offer a bond as security for the remaining public improvements for the Caleb Estates Residential subdivision. The original construction cost estimate is proposed to be reduced to ±\$45,346.08 based on the work that has been completed by the applicant and inspected and approved by the Board's inspector. The remaining work includes the top course of asphalt, completion of the drainage swale, street trees and signage installation, and final site prep work. The estimate has been submitted to the inspecting engineering firm for review. Should the Planning Board authorize release of the covenant the final release document will be prepared and then executed upon submission of the surety bond to the Town.

The instant request was reviewed in concept by the Planning Board at their July 12, 2016 meeting during discussion of drainage concerns raised by the residents of the development. This office has no objection to the requested covenant release and surety reduction as it will facilitate resolution of some of the concerns that have been expressed by the residents of the development, particularly with regard to completion of the drainage swale running along the front of the properties.



# TOWN OF SEEKONK PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

## ESTABLISHMENT OF CASH SURETY OR BOND

Date: August 1, 2016

Applicant Name: Decastro Builders - Steve DeCastro Phone No.: 401-255-3329

Address: 25 Asylum Road, Warren RI 02885

Plat No.: 6 Lot No.: 40

Definitive Plan of a subdivision entitled: Caleb Estates

Dated: 11/10/11 Prepared by: InSite Engineering

The construction of all ways and the installation of all municipal services shall be completed in accordance with the applicable rules and regulations of the Planning Board within 6 months from the date said plan is endorsed.

### Checklist – Cash Surety or Bond establishment or release:

- Original Surety Form
- Application fee ck# \_\_\_\_\_  
\$125 application fee (made payable to the Town of Seekonk)
- Construction Cost Estimate-For establishing covenant agreements and covenant releases; completed by the Applicant, reviewed by inspecting engineer, and approved by the Planning Board
- Inspection Fees check ck# \_\_\_\_\_  
For establishing covenant agreements only; Amount determined by inspecting engineer (payable to Town of Seekonk); To be deposited in special 53G account, as authorized by MGL Ch. 44, sec 53G
- W-9 Form (available from Town Treasurer)  
Required for establishing cash surety or bond and special 53G account

**ONCE PLANNING BOARD APPROVES PERFORMANCE GUARANTEE AMOUNT BASED ON CONSTRUCTION COST ESTIMATE THEN SURETY WILL BE ESTABLISHED THROUGH THE TOWN TREASURER THEN DEFINITIVE PLAN CAN BE ENDORSED.**

Signature of Applicant: 



# TOWN OF SEEKONK PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771

1-508-336-2961

## COVENANT RELEASE CERTIFICATE OF PERFORMANCE

Date: August 2, 2016

Applicant Name: Steven DeCastro Phone No.: 401-255-3329

Address: 25 Asylum Road Warren, RI 02885

Plat No.: 6 Lot No.: 40 Subdivision Name: Caleb Estates

Original Covenant Form – attached below  
Please note: Only Planning Board signature must be notarized.

Application fee ck# \_\_\_\_\_  
Please note: \$125 application fee payable to the Town of Seekonk

Construction Cost Estimate - For establishing covenant agreements and covenant releases; completed by the applicant, reviewed by inspecting engineer, and approved by the Planning Board



**TOWN OF SEEKONK  
PLANNING BOARD**

**COVENANT RELEASE**

THE UNDERSIGNED, being duly authorized by a majority of the Planning Board of the Town of Seekonk, Massachusetts, hereby certifies that the requirements for construction improvements called for by a Covenant given by Steven Decastro - Decastro Builders (record owner) and recorded in the Bristol County Northern District Registry of Deeds, Book No. 20008 Page No. 321, have been completed to the satisfaction of the Seekonk Planning Board as to the lots enumerated or designated as follows:

Lot(s): 2 shown on the definitive subdivision plan of Caleb Estates - 160 Olney Street dated 11/10/11 and recorded in the Deeds Plan Book No.: 484 Page No.: 33 et seq. and said lots are hereby released from the restrictions as to sale and building specified in said covenant.

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
**Planning Board Clerk**

\_\_\_\_\_  
**Covenantor**

**COMMONWEALTH OF MASSACHUSETTS**

Bristol, ss. \_\_\_\_\_, 20\_\_\_\_\_

Then personally appeared the above-named \_\_\_\_\_ and acknowledged the foregoing instrument to be the free act and deed of the Planning Board of the Town of Seekonk, before me.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

CALEB ESTATES

8/1/2016

(625 lf)

CONSTRUCTION COST ESTIMATE

<u>DESCRIPTION - ROADWAY</u>	<u>QUANTITY</u>	<u>UNIT OF MEASURE</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>Percent Completed</u>	<u>Total Remaining</u>
<b>SITE PREP</b>						
Mobilization	1	LS	\$3,000.00	\$3,000.00	100	\$0.00
Erosion Control and Maintenance	2,280	LF	\$10.00	\$22,800.00	100	\$0.00
Construction Entrance	1	EA	\$1,500.00	\$1,500.00	100	\$0.00
Stump Removal	10	EA	\$250.00	\$2,500.00	100	\$0.00
Dumpster	2	EA	\$500.00	\$1,000.00	100	\$0.00
Engineering Layout	1	LS	\$4,000.00	\$4,000.00	90	\$400.00
<b>EXCAVATION</b>						
<b>SITE GRADING</b>						
Strip Loam (IN R.O.W.)	725	CY	\$3.00	\$2,175.00	100	\$0.00
Strip Loam (In Pond and Swales)	635	CY	\$3.00	\$1,905.00	90	\$190.50
Site Cut - Fill (CUT AT ROW)	725	CY	\$5.50	\$3,987.50	75	\$996.88
Site Cut - Fill (CUT AT DRN. POND)	225	CY	\$5.50	\$1,237.50	100	\$0.00
Site Cut - Fill (CUT AT DRN. SWALE)	410	CY	\$5.50	\$2,255.00	100	\$0.00
<b>ASPHALT</b>						
Asphalt - 3.5"	2,000	SY	\$14.50	\$29,000.00	50	\$14,500.00
Gravel Base - 14"Depth	1,850	CY	\$15.00	\$27,750.00	100	\$0.00
BCC	750	LF	\$5.00	\$3,750.00	0	\$3,750.00
<b>DRAINAGE</b>						
Weir Structure	1	EA	\$5,000.00	\$5,000.00	100	\$0.00
3" TO 6" DIAM. RIP RAP	5	CY	\$20.00	\$100.00	100	\$0.00
Peastone	35	Ton	\$13.00	\$455.00	0	\$455.00
Check Dam Stone	10	Ton	\$13.00	\$130.00	20	\$104.00
4' DIA DMH	2	EA	\$2,500.00	\$5,000.00	100	\$0.00
24" HDPE	310	LF	\$44.00	\$13,640.00	100	\$0.00
24" FES	2	EA	\$950.00	\$1,900.00	100	\$0.00
<b>WATER</b>						
8" CLDI	625	LF	\$45.00	\$28,125.00	100	\$0.00
8" GV	2	EA	\$1,150.00	\$2,300.00	100	\$0.00
8" X 8" X 8" TAP	1	EA	\$1,600.00	\$1,600.00	100	\$0.00
8" BENDS	7	EA	\$425.00	\$2,975.00	100	\$0.00
1" Water Services	4	EA	\$500.00	\$2,000.00	90	\$200.00
Test & Chlorinate	1	LS	\$1,200.00	\$1,200.00	100	\$0.00
Hydrant assembly	1	EA	\$3,500.00	\$3,500.00	100	\$0.00
<b>UTILITIES</b>						
Utility Trench and Backfill for conduit	1050	LF	\$6.00	\$6,300.00	100	\$0.00
Utility Trench (sand)	1225	CY	\$12.00	\$14,700.00	100	\$0.00
Electric Cost	1050	LF	\$5.00	\$5,250.00	100	\$0.00
Warning Tape	12	EA	\$60.00	\$720.00	100	\$0.00
Alarm Box	1	EA	\$7,500.00	\$7,500.00	100	\$0.00
<b>FINAL SITE PREP</b>						
Trees	16	EA	\$300.00	\$4,800.00	0	\$4,800.00
Re-Spread Loam (In Pond and Swales)	330	CY	\$3.00	\$990.00	50	\$495.00
Re-Spread Loam (IN R.O.W.)	80	CY	\$3.00	\$240.00	0	\$240.00
Hydroseed - (ROW, pond, swales)	1	day	1,500.00	\$1,500.00	40	\$900.00
Signs	1	Each	500.00	\$500.00	0	\$500.00
As-built	1	LS	6,000.00	\$6,000.00	0	\$6,000.00
Miscellaneous Work / Cleanup	1	LS	4,000.00	\$4,000.00	50	\$2,000.00
<b>INSPECTIONS</b>						
Engineer			\$12,000.00	\$12,000.00	80	\$2,400.00
Drainage Inspection	2	EA	\$1,500.00	\$3,000.00	50	\$1,500.00
<b>TOTAL</b>				<b>\$242,165.00</b>		<b>\$39,431.38</b>
15% Contingencies				\$36,324.75		\$5,914.71
<b>TOTAL ESTIMATED COST</b>				<b>\$278,489.75</b>		<b>\$45,346.08</b>
rounded up				<b>\$280,000.00</b>		



**Agenda Item: 4**  
**Date:** August 9, 2016

## Planning Board

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**TO:** Planning Board  
**FROM:** John J. Aubin III, Town Planner  
**RE:** Application of TJA Solar, for site plan approval for proposed **Solar Photovoltaic Facility**, on property located at 50 Woodland Avenue, being AP 35, lots 22 located in the Industrial and Solar Photovoltaic Overlay zoning districts

**APPLICANT:** TJA solar

**OWNER:** N/F Patricia Lowney

**LOCATION:** 50 Woodland Ave, AP 35, Lot 22

**REQUESTED ACTION:** Site plan review to allow a large scale ground mounted Solar Photovoltaic Facility

**APPLICABLE ZONING BY-LAW PROVISIONS:**

1. **Section 6.8 Solar Photovoltaic Overlay District**  
- **Section 6.8.5 Solar Photovoltaic Site Plan Review**
2. **Section 6.8.6 Dimensional and Design Standards**

**ANALYSIS:**

The applicant is before the Planning Board for site plan review in accordance with **Section 6.8.5 Solar Photovoltaic Site Plan Review** of the **Town of Seekonk Zoning By-Laws** in order to construct a large scale solar photovoltaic facility on an existing lots of record, AP 35, lot 22. The Planning Board previously granted approvals for the same use for AP 35, lots 22, 24, and 26. The parcel is zoned Industrial and within the Solar Photovoltaic Overlay District.

Lot 22 is comprised of approximately 11 acres of forested land with a wetland complex on the western and northern portions of the lot. Lot 22 is currently undeveloped and landlocked. Access is proposed via to lots 21, 23, and 26. The submitted site plan for lot 22 shows a proposed roughly rectangular solar field with length of approximately 750' and width of 450'. The proposed solar fields are comprised of the solar panels and their mounts, a gravel access drive, and a chain link fence.

In reviewing the submitted plan for compliance with the applicable design standards it appears that the proposed solar fields for lot 22 are in compliance with the standards. The Planning Board may wish to confirm to proposed structures meet the 10' perimeter buffer generally applicable to SPF's per **Section 6.8.6.2(c)(i)** and inquire of the applicant as to the operation of the facility as well as signage, utility notification and financial surety intentions for abandonment of the facility as required by **Section 6.8**.

The application was reviewed at the July 29, 2016 meeting of the Technical Review Committee. The Fire Chief indicated a preference for an increased width for the access road. The Conservation Agent noted a cease and desist order posted on the site relative to a pipeline easement on the property. The applicant's engineer indicated to the Committee that they are working with the property owner to resolve the matter.

The Office of Planning and Zoning would respectfully recommend the Planning Board consider the following conditions on any approval it may deem appropriate to grant relative to the subject application:

1. Submission of an Emergency Response plan for the facility to the Fire Department and Town Planner in accordance with **Section 6.8.7.1**.
2. Submission of an Operation and Maintenance plan for the facility to the Town Planner in accordance with **Section 6.8.8**
3. Submission of sign details documenting compliance with **Section 6.8.6(f)** to the Town Planner.
4. Submission of documentation of Utility Notification to the Town Planner in accordance with **Section 6.8.9**
5. Presentation to the Planning Board and acceptance thereof, at a future date, of the form and amount of financial surety as required by **Section 6.8.11**
6. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning by-Laws**.

### 50 woodland AP 35, Lot 22



**Property Information**

**Property ID** 265/035.0-0000-0022.0  
**Location** 0 WOODLAND AVE REAR  
**Owner** LOWEY, PATRICIA



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2015  
Properties updated 1/1/2015



# TOWN OF SEEKONK

# FORM D

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 6-23-16

Applicant Name TJA Solar Phone No. 508-995-0192

Applicant Address 150 John Vertente Blvd, New Bedford, MA 02745

Address of Subject Property 50 Woodland Ave

Subject Property Plat No. 35 Subject Property Lot No. 22 Present Zoning I

### Checklist Form D:

- Application Form (2 x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk.
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # \_\_\_\_\_ made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by applicant
- Certificate of Good Standing, completed and signed by Tax Collector
- Applicant responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers. (Planning office will advise who the Engineers are for the project).
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of sec. 5.3 in the rules & regs. Governing subdivision of land in Seekonk. (5) Plans after approval.
- Site Plan Received (1) copy CD or DVD
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- NA  Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- NA  Landscaping Plan

JUL 19 '16 PM 2:28

NA  Lighting Plan

NA  Traffic study or documentation that sec. 10.6.1.20 does not apply

NA  Architectural Plan

Received by:

Date: 7/19/16

Time: 2:28

\*Signature: [Signature]

\*Signature of Applicant

[Signature]  
ALAN ALVES

Address of Applicant 150 JOHN VERTEENTE BLVD  
NEW BEDFORD, MA 02745

\*Signature of Owner or Notarized letter (if applicable)

[Signature]  
PATRICIA LOWEY

Address of Owner 11 STRATFORD RD.  
NORWOOD, MA. 02062

\*Please use blue pen to sign

***Town of Seekonk***  
***Office of the Treasurer/Collector***  
**"Certificate of Good Standing"**

OVER \$100.00    UNDER \$100.00    Permit HAS BEEN issued.    Permit has NOT been issued.  
 Planning            Zoning Board of Appeals            Conservation            Other  
 Electric    Gas    New Construction    Dumpster Permit    Septic System

TJA Solar

Patricia Lowney

\_\_\_\_\_  
 Petitioner Name  
 150 John Vertente Blvd  
 \_\_\_\_\_  
 Petitioner Address  
 New Bedford, MA 02745  
 \_\_\_\_\_  
 City, State Zip  
 508-995-0192  
 \_\_\_\_\_  
 Petitioner Phone Number

\_\_\_\_\_  
 Property Owner  
 0 Woodland Avenue, Rear  
 \_\_\_\_\_  
 Property Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Plat Number                      Lot Number(s)

Date ____/____/____	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

**The Applicant must submit this form to the Tax Collector's Office. If all obligations are paid to date, the Tax Collector's Office will sign below. You must include this signed, completed "Certificate of Good Standing," with your application . Delinquent bills must be paid in full before any application will be accepted. A tax statement is attached itemizing all past due amounts. Please make arrangements to pay these outstanding bills at the Collector's Office. This certificate is valid for 30 days from date signed below.**

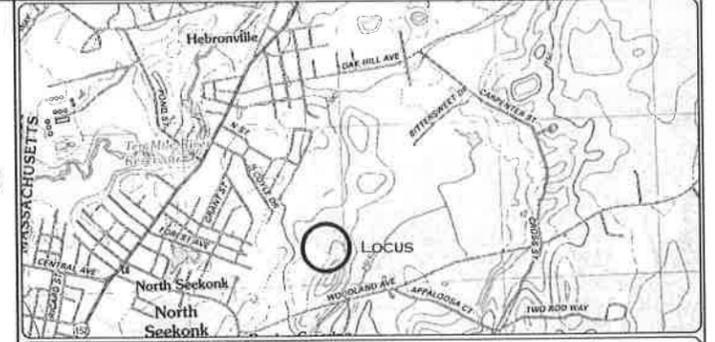
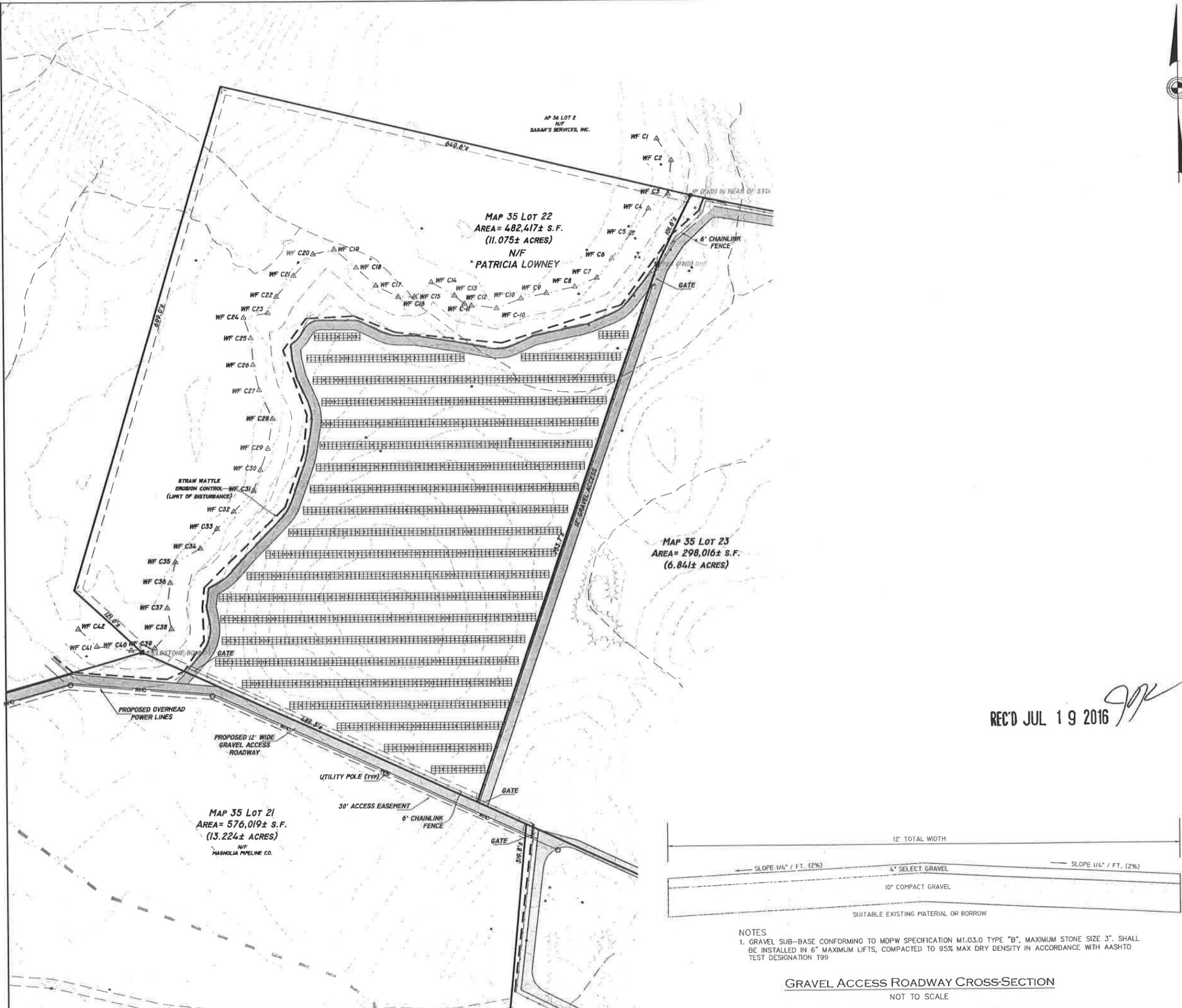
*Christine N. DeFontes*

Christine N. DeFontes  
 Collector of Taxes

*7/7/16*  
 Date

Collector's Office: (508) 336-2930

Office Hours: Monday, Tuesday, Thursday 8:30 AM to 4:30 PM Wednesday 8:30 AM to 5:30 PM,  
 Friday 8:30 AM to Noon



LOCATION (NTS) MAP

**GENERAL NOTES:**

1. LOTS SHOWN ARE ARE DESIGNATED AS LOT 22 ON ASSESSORS MAP 35.
2. OWNER OF RECORD: - PATRICIA LOWNEY  
DEED BOOK 21572 PAGE 277
3. ELEVATIONS BASED ON AN NAVD83 DATUM.
4. SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE

**SEEKONK ZONING DISTRICT:**

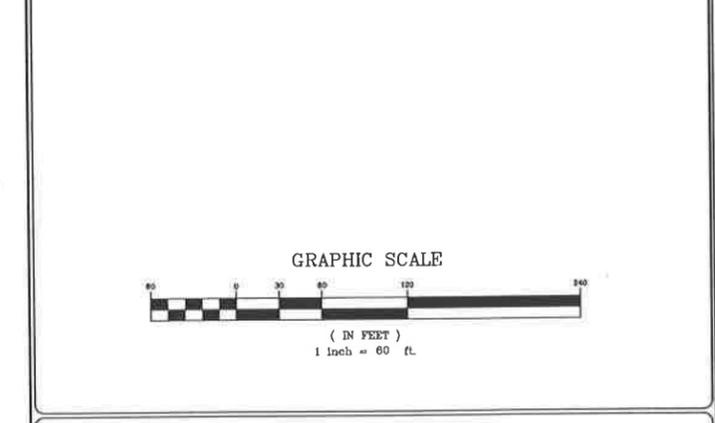
"INDUSTRY"

MINIMUM FRONTAGE	= 50'
MINIMUM AREA	= 20,000 S.F.
MINIMUM SETBACKS - FRONT	= 50'
SIDE	= 20'
REAR	= 20'

(SIDE AND REAR YARDS ADJACENT TO RESIDENTIAL DISTRICTS = 50')

**LEGEND**

BOUND	■	WATER VALVE	⊕
IRON ROD	●	WATER SHUTOFF	⊖
DRILL HOLE	○	EXISTING CONTOURS	~
RR SPIKE	•	WATER LINE	—
DRAIN MANHOLE	⊕	GAS LINE	—
CATCH BASIN	⊕	OVERHEAD WIRES	—
STONE WALL	—	GAS VALVE	⊕
UTILITY POLE	⊕	ZONING SETBACKS	- - -
HYDRANT	⊕		



SITE LAYOUT PLAN

**"WOODLAND AVENUE SOLAR PROJECT"**  
50 WOODLAND AVENUE, SEEKONK, MASSACHUSETTS  
ASSESSORS MAP 35 LOT 22

APPLICANT: SJA SOLAR  
150 JOHN VERTENTE BOULEVARD, NEW BEDFORD, MA. 02745

JOB # 14-075	SCALE: 1" = 60'	DRAWN BY: SCA	DATE: JULY 5, 2016
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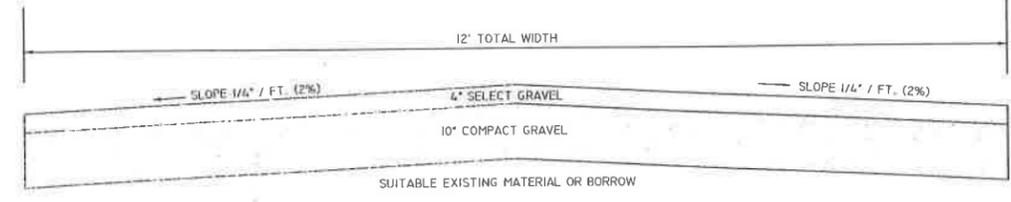
REVISED:

**INSITE** Engineering Services, LLC  
PROFESSIONAL ENGINEERS | LAND SURVEYORS  
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1  
1539 Fall River Avenue Seekonk, MA 02771  
Phone: (508) 336-4500 Fax: (508) 336-4558  
Web Address: InSiteEngineers.com

SHEET  
**1**  
OF 1

REC'D JUL 19 2016 *JPK*



**NOTES**

1. GRAVEL SUB-BASE CONFORMING TO MDPW SPECIFICATION M1.03.0 TYPE "B", MAXIMUM STONE SIZE 3". SHALL BE INSTALLED IN 6" MAXIMUM LIFTS, COMPACTED TO 95% MAX DRY DENSITY IN ACCORDANCE WITH AASHTO TEST DESIGNATION T99

**GRAVEL ACCESS ROADWAY CROSS-SECTION**  
NOT TO SCALE



**Agenda Item: 5**  
**Date: August 9, 2016**

## Planning Board

100 PECK STREET  
SEEKONK, MASSACHUSETTS 02771  
1-508-336-2961

**TO:** Planning Board  
**FROM:** John J. Aubin III, Town Planner  
**RE:** Site Plan Application for proposed dental office  
office at **1201 Fall River Avenue** being AP 7, Lots 90, 100 and 338  
located in a highway Business Zoning District

**APPLICATION FILED:** August 1, 2016

**APPLICANT:** Ronald Merritt

**OWNER:** MAF Realty LLC

**LOCATION:** 1201 Fall River Avenue, AP 1, lots 90, 100, and 338

**REQUESTED ACTION:** Site plan review for proposed dental office within an existing commercial unit

**APPLICABLE ZONING BY-LAW PROVISIONS:**

1. **Section 2.8 Site Plan Review**
2. **Section 8 Development and Design Standards**

**ANALYSIS:**

The applicant is before the Planning Board for site plan review in accordance with **Section 2.8 Site Plan Review** of the **Town of Seekonk Zoning By-laws** seeking to change the use of a commercial unit within an existing retail plaza on the subject parcel from retail sales to a dental office.

The subject parcel is comprised of 1.38 acres of land and is zoned Highway Business. The parcel is comprised of three existing lots of record which are developed with a commercial plaza and associate site improvements. The surrounding area is comprised of high density commercial development associated with the Route 6 corridor with some residential development along the corridor and to the South. Attached are copies of the Town's GIS aerial photos depicting the existing conditions on site and in the area. The proposed use is consistent with mixed nature of the surrounding development.

The applicant is proposing to occupy a 3,510 sq. ft., dental office. The existing parking area contains 75 spaces on a paved parking area. Per the Zoning By-laws the previous commercial use required 18 spaces (1 space/200 square feet of area) and the proposed use requires 3 spaces per doctor plus 1 per employee. Parking for the proposed use within the existing parking area appears to be adequate. Access to the site is provided via an existing curb cut onto Fall River Avenue. The adequacy of the existing sewage disposal system is under review by the Health Agent but will require final approval in accordance with the Regulations of the Board of Health. Other than signage and the interior refit of the commercial unit, no alteration to the building or site is proposed. The application will be reviewed by the Technical Review Committee on August 25, 2016.

Should the Planning Board deem it appropriate to grant the requested site plan approval, it is respectfully requested that the Board make the follow findings of facts with regard to the proposed development based on the submitted application, supporting materials, and evidence presented by the applicant:

- Pursuant to **Section 2.8.5 Procedure** of the **Zoning By-laws** that the applicant has met the requirements for the grant of a Certificate of Approval for the proposed Site Plan.
- That the submitted site plan meets the requirements of **Section 8 Development and Design Standards** of the **Zoning By-laws**

The Office of Planning and Zoning would respectfully recommend the Planning Board consider the following conditions on any approval it may deem appropriate to grant relative to the subject application:

1. Approval of the proposed waste water treatment system by the Seekonk Board of Health;
2. Resolution of any outstanding comments generated by the staff and submission of a final plan addressing all issues generated by the staff and Planning Board reviews of the application.
3. Any and all hazardous, biohazardous, or otherwise dangerous materials stored on-site in association with the proposed use shall be stored and maintained in full compliance with all applicable Federal, State, and local requirements and regulations related to storage, maintenance, reporting, emergency response, containment and coordination with the local fire authorities.
4. Such other conditions as the Planning Board deems appropriate to ensure that the proposed development meets the required site plan design standards as set forth in the **Town of Seekonk Zoning By-laws**.

1201 Fall River Avenue AP 7, Lots 90, 100, and 138



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2015  
Properties updated 1/1/2015



# TOWN OF SEEKONK

# FORM D

## PLANNING BOARD

100 PECK STREET, SEEKONK, MA 02771  
1-508-336-2961

### APPLICATION FORM FOR APPROVAL OF SITE PLAN REVIEW

Date: 08/01/2016

Applicant Name: Ronald Merritt Phone No.: (603) 463-5790 C.(603) 490-2864

Applicant Address: 15 Haynes Rd. Deerfield NH 03037

Address of Subject Property: 1201 Fall river Avenue Seekonk MA. 02771

Subject Property Plat No.: AP7 Subject Property Lot No.: 90,106 &138 Present Zoning: HB

#### Checklist Form D:

- Application Form (2x) Please note both copies must be originals, 1 copy for Planning and 1 copy for Town Clerk
- Application fee is \$2.00 dollars per parking & loading space with a \$25 dollar minimum fee, CK # 3707 made out to the Town of Seekonk. The cost for an outside consultant review shall be borne by Applicant
- Certificate of Good Standing, completed and signed by Tax Collector
- The Applicant is responsible for forwarding (1) copy of Plans and Drainage Report to Consulting Engineers (Planning office will advise who the Engineers are for the project)
- Site Plan received (8) copies and (1) 11" x 17" conforming to the applicable contents of Sec. 5.3 in the Rules & Regs. Governing subdivision of land in Seekonk.  
(5) Plans after approval
- Site Plan Received (1) copy CD or DVD
- Erosion & Sedimentation Control Plan conforming with Categories 20B & 20C of General By-laws.
- Drainage Plan/Calculations conforming with Categories 20B & 20C of General By-laws
- Landscaping Plan

AUG 1 '16 PM12:10

- Lighting Plan
- Traffic study or documentation that sec. 10.6.1.20 does not apply
- Architectural Plan

Received by:

Date: Aug. 1, 2016

Time: 12:10 pm

\*Signature: [Handwritten Signature]

Ron Merritt  
\*Signature of Applicant

Ronald Merritt  
\* Print name

15 Haynes Rd. Deerfield NH 03037  
Address of Applicant

Frank Cassisi DBA MAF Realty  
\*Signature of Owner or Notarized letter (if applicable)

203 Killingley st  
Address of Owner

Providence RI 02909

\*Please use blue pen to sign

AUG 1 '16 PM12:10

**Town of Seekonk**  
**Office of the Treasurer/Collector**  
**"Certificate of Good Standing"**

Planning    Conservation    Other \_\_\_\_\_  
 Electric    Gas    New Construction    Dumpster Permit    Septic System    Plumbing  
 OVER \$100.00    UNDER \$100.00    Permit HAS BEEN issued.    Permit has NOT been issued.

\_\_\_\_\_  
 Petitioner Name

\_\_\_\_\_  
 Petitioner Address

\_\_\_\_\_  
 City, State Zip

*MAF Realty LLC*  
 \_\_\_\_\_  
 Property Owner

*1205 Fall River Avenue*  
 \_\_\_\_\_  
 Property Address

Seekonk, MA 02771

Date <i>8 11 16</i>	Current	Delinquent	N/A
Real Estate		<i>✓ #</i>	
Personal Property			<i>✓</i>
Motor Vehicle Excise			<i>✓</i>
Disposal			<i>✓</i>
General Billing			<i>✓</i>

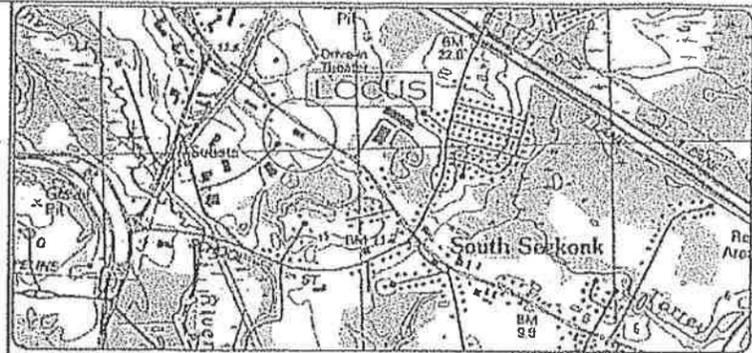
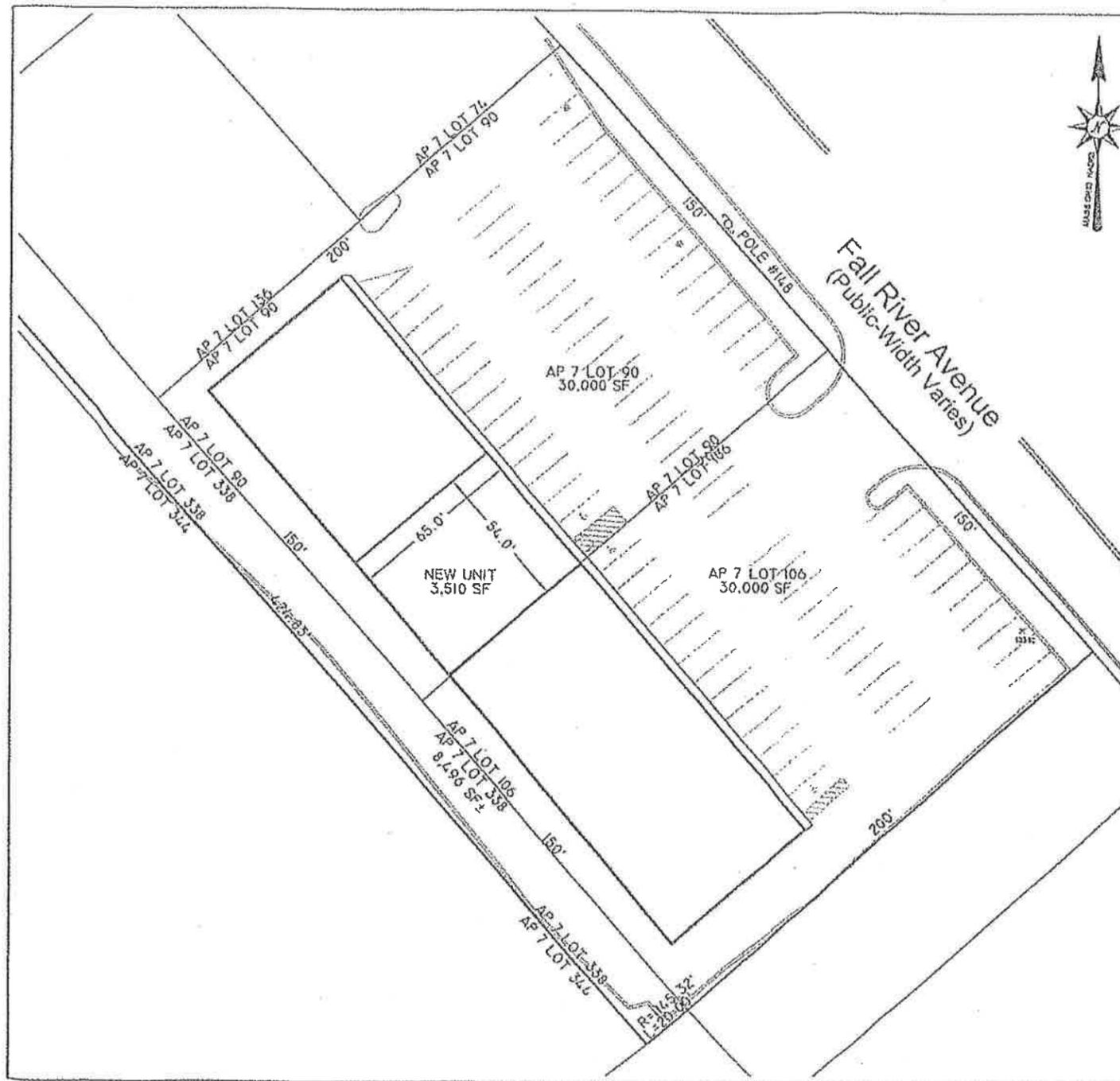
If all obligations are paid to date, you must forward this "Certificate of Good Standing," with your petition to the Town Clerk for processing to the Zoning Board of Appeals. Delinquent bills must be paid in full before the Town Clerk will accept your petition. A tax statement is attached itemizing all past due amounts. Please make arrangements to pay these outstanding bills at the Collector's Office.

*Christine N. DeFontes*  
 \_\_\_\_\_  
 Christine N. DeFontes  
 Collector of Taxes

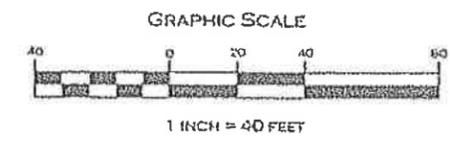
*8/1/16*  
 \_\_\_\_\_  
 Date

Collector's Office: (508) 336-2930  
 Office Hours: Monday, Tuesday, Thursday 8:30 AM to 4:30 PM  
 Wednesday 8:30 AM to 5:30 PM, Friday 8:30 AM to Noon

*\* 1165 Fall River Avenue*  
*payment arrangement*  
*CD*



LOCATION (NOT TO SCALE) MAP



**NEW UNIT PLAN**

**"FALL RIVER AVENUE"**  
 1201 FALL RIVER AVENUE, SEEKONK, MA 02771  
 A.P. 7 LOTS 00, 106 & 338

APPLICANT: CASSIDI MANAGEMENT  
 31 OAKDALE AVENUE, JOHNSTON, RI 02919

JOB # 07-154	SCALE: 1"=40'	DRAWN BY: MSF	DATE: MAY 5, 2016
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REVISED:



**INSITE** Engineering Services, LLC  
 PROFESSIONAL ENGINEERS | LAND SURVEYORS  
 PLANNERS, DESIGNERS, CONSULTANTS

InSite Professional Complex, Suite 1  
 1535 Fall River Avenue, Seekonk, MA 02771  
 Phone: (508) 256-4500 Fax: (508) 336-4599  
 Web Address: InSiteEngineers.com

SHEET  
**1**  
 OF 1